

# 2115 Wedgewood Dr.

City of El Paso — Plan Commission — 11/30/2017  
PZRZ17-00010 — Rezoning



REZONING

STAFF CONTACT:	Adriana Martinez, 915-212-1611, <a href="mailto:Martinezad@elpasotexas.gov">Martinezad@elpasotexas.gov</a>
OWNER:	Dominguez Properties LTD.
REPRESENTATIVE:	Ray Mancera
LOCATION:	2115 Wedgewood Dr.
LEGAL DESCRIPTION:	A Portion of Lot C, Block 79, Eastwood Heights, Unit L, an Addition to the City of El Paso, El Paso County, Texas
EXISTING ZONING:	C-1/sc (Commercial/ Special Contract)
REQUEST:	To rezone from C-1/sc (Commercial/ Special Contract) to G-MU/sc (General-Mix Use/ Special Contract) for proposed Car Wash/Self-Serve, Other Retail Establishment (low-volume), and Office
RELATED APPLICATIONS:	Ordinance No. 3493; Dated April 6, 1966
PUBLIC INPUT	Planning has not received any communication in support or opposition to the rezoning request; Notices sent to property owners within 300 feet on November 15, 2017.
STAFF RECOMMENDATION:	Approval (see pages 2—4 for basis for recommendation)

**SUMMARY OF REQUEST:** The property owner is requesting a rezoning from C-1/sc (Commercial/ Special Contract) to G-MU (General-Mix Use/ Special Contract) to accommodate an establishment of mixed uses to include Car wash/self-serve, Other retail establishment (low-volume), Office, & office/storage for the property located at 2115 Wedgewood Dr. The area of the rezoning request is 0.54 acres in size, which features a 1663.20 sq. ft. Car Wash Tunnel, 1117.82 sq. ft. of Other retail establishment (low-volume), 388.37 sq. ft. Office, Professional, and a 1242.82 sq. ft. of office/storage for carwash. The current use of the property is a Carwash, self-serve.

**SUMMARY OF RECOMMENDATION:** The Planning Division recommends **APPROVAL** of rezoning the property from C-1/sc (Commercial/ Special Contract) to G-MU (General-Mix Use/ Special Contract). The proposed zoning district is consistent with other commercial districts in the immediate area along Wedgewood Dr., and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of the G-3 – Post-War land use designation of Plan El Paso, the City's Comprehensive Plan.



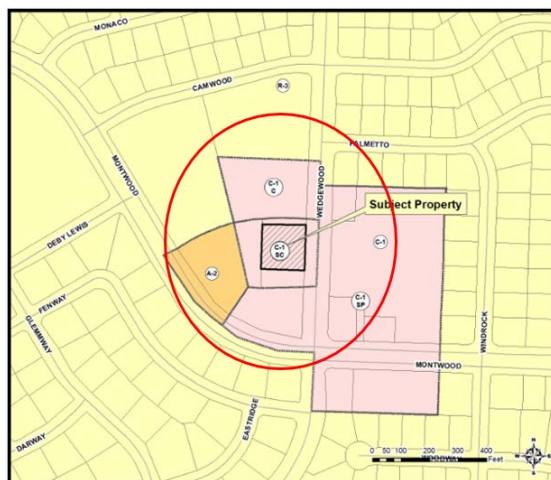
## DESCRIPTION OF REQUEST

The applicant has submitted a Rezoning application for the property at 2115 Wedgewood Dr. through the Zoning Section of the Planning and Inspections Department. The property owner is requesting a rezoning from C-1/sc (Commercial/ Special Contract) to G-MU (General-Mix Use/ Special Contract) to accommodate a proposed establishment of mixed uses to include Car wash/self-serve, Other retail establishment (low-volume), Office, & office/storage for the property located at 2115 Wedgewood Dr. The area of the rezoning request is 0.54 acres in size, which introduces a balanced mix of uses, which in turn will reduce distances between the workplaces, housing and new amenities. The development requires a minimum of nine (9) parking spaces. The applicant is providing nine (9) parking spaces to include ADA and (1) bicycle rack. The proposed development is also in compliance with Title 18 of the landscaping Ordinance and is meets the current requirements (1,521.28 sq. ft.). Access to the subject property is from Wedgewood Dr.

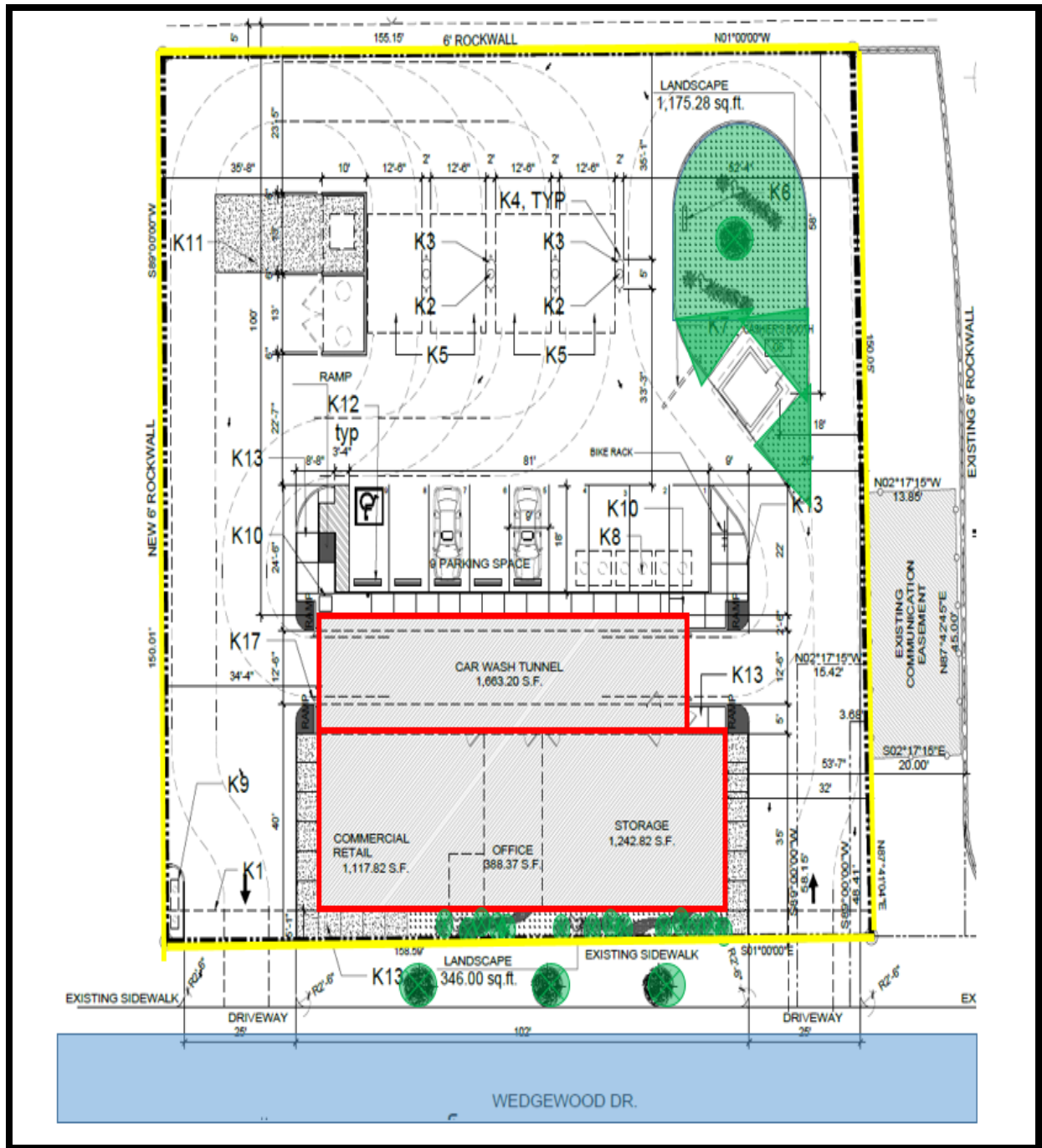
## REZONING POLICY

POLICY	DOES IT COMPLY?
<b><u>Compatibility</u></b> Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes, properties adjacent to the subject property are zoned C-1/c, C-1, C-1/sp and A-2.
<b><u>Plan El Paso</u></b> Are ideal for a balance of housing, jobs, shopping, recreation, and civic uses (Policy 2.2.5)	Yes, the property is designated G-3, Post-War, in the East Planning Area and it will introduce a balanced mix of uses, which in turn will reduce distances between the workplaces, housing and new amenities.

**NEIGHBORHOOD CHARACTER AND COMPATIBILITY:** The subject property is located in the Eastwood Heights Unit L subdivision, recorded in 1963. The site is currently zoned C-1/sc (Commercial/ Special Contract) which is currently being used, as Carwash, self-serve. Properties adjacent to the subject property are zoned C-1/c, C-1, C-1/sp and A-2. Surrounding land uses include apartments, cleaners, and a corner store with gas pumps. The nearest park is Travis Park (1,962 ft.) and the nearest school is Eastwood Knolls Elementary School (2,359 feet). More than 50% of surrounding properties are currently zoned C-1 (Commercial).



**COMPLIANCE WITH PLAN ELPASO:** The proposed project is currently developed and is being used as a Carwash, self-serve. The purpose of the application is to introduce a new use and increase density for an underdeveloped parcel within the G-3, Post-War land use designation. Rezoning it to a G-MU (General Mix-Use), zone district contributes to 50% of residences being within 1/4 mile of four (4) different new uses.



#### RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<b>G-3 / Post-War:</b> This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits	Yes, the lot is underdeveloped. The purpose of this project is to increase density and introduce new uses to the subject property, which is currently adjacent to existing commercial & residential district.

to supplement the limited housing stock and add missing civic and commercial uses.	
<b>ZONING DISTRICT</b>	<b>DOES IT COMPLY?</b>
C-1 (Commercial) district is intended to provide compatible neighborhood convenience goods and services that serve day-to-day needs. Permit locations for business and professional offices and retail category uses within adjacent residential areas of medium and high densities.	Yes, Car wash/self-serve, Other retail establishment (low-volume), and Office, are permitted uses in the proposed zone district.
<b>POLICY</b>	<b>DOES IT COMPLY?</b>
<b>1.2.3</b> "Vacant and underutilized parcels in and around the City's traditional neighborhoods can be excellent locations for redevelopment that adds housing, shopping, employment, entertainment, and recreational options for nearby residents and transit patrons. Redevelopment of such sites should mesh with the scale and character of these existing neighborhoods rather than imposing a suburban or high-rise model on traditional neighborhoods. The City's zoning and development regulations should be modified accordingly. Additional infill incentives should be considered by the City".	Yes, the applicant is proposing the redevelopment of an existing parcel, adding additional uses, and the potential for new employment.

**SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING:** The subject site is 0.54 acres in size (23,532.68 sq. ft.) and allows the proposed use under the proposed G-MU (General-Mixed Use) zoning.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:** The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the G-MU (General-Mixed Use) District is to serve large-scale developments that are able to function as individual neighborhoods, as small-scale developments requiring flexibility because of unique design characteristics, or as transitional areas between dissimilar land uses.

**ADEQUACY OF PUBLIC FACILITIES AND SERVICES:** There are existing water and sewer mains along Wedgewood Dr. between Montwood Dr. and Palmetto St. available for service. The applicant will need to coordinate with EPWater to continue providing services to the property.

**EFFECT UPON THE NATURAL ENVIRONMENT:** Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

**COMMENT FROM THE PUBLIC:** The subject property falls within the boundary of the Eastside Civic Association and was contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on November 15, 2017. Planning has not received any communication in support or opposition to the rezoning request.

**STAFF COMMENTS:** No objections to proposed rezoning. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

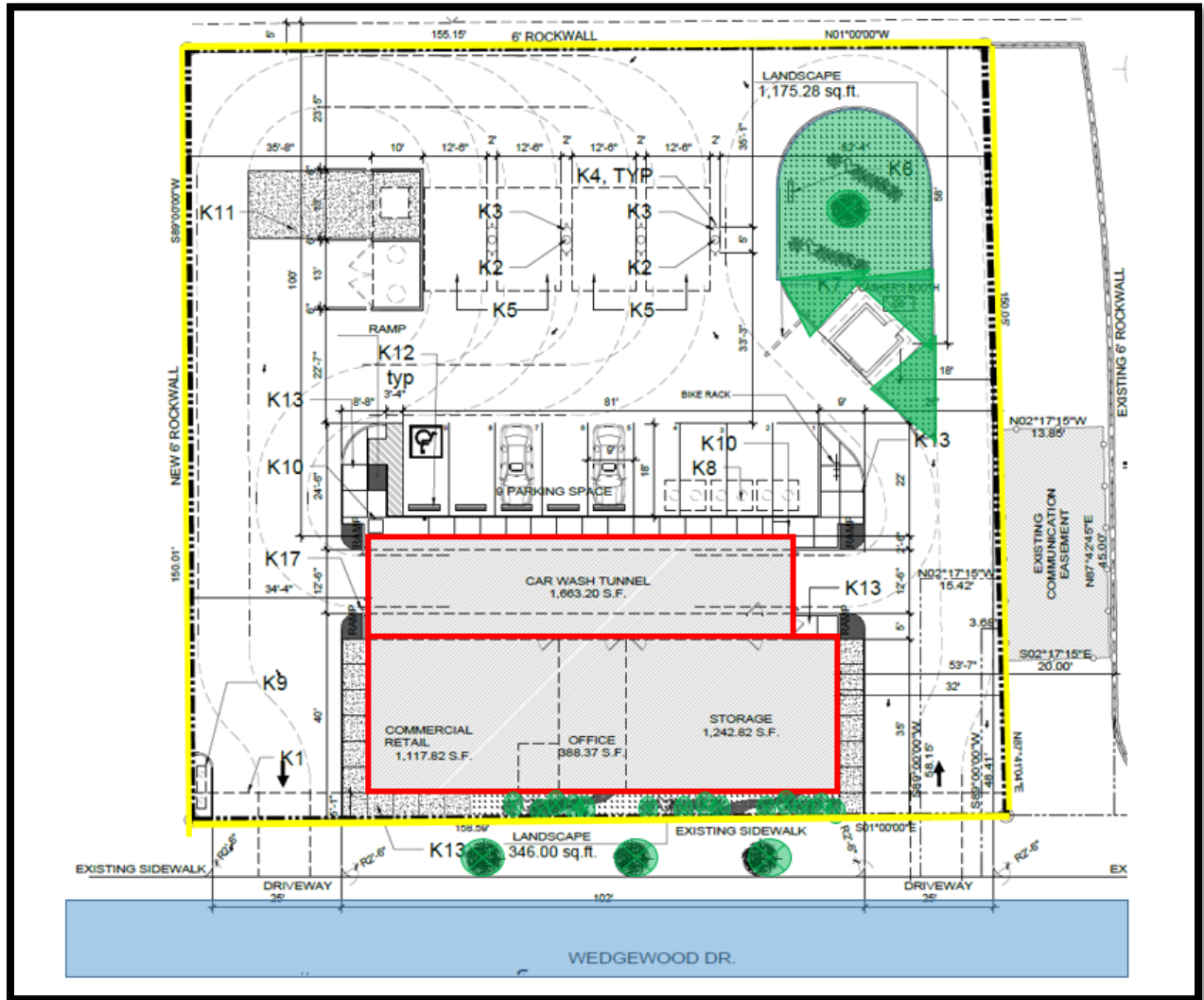
**OTHER APPLICABLE FACTORS:** Approval of the detailed site plan by the City Plan Commission constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

**ATTACHMENTS:**

1. Site Plan
2. Elevations
3. Zoning Map
4. Future Land Use Map
5. Department Comments
6. Public Notification Boundary Map
7. Special Contract
8. MZP
9. MZP Report

# ATTACHMENT 1

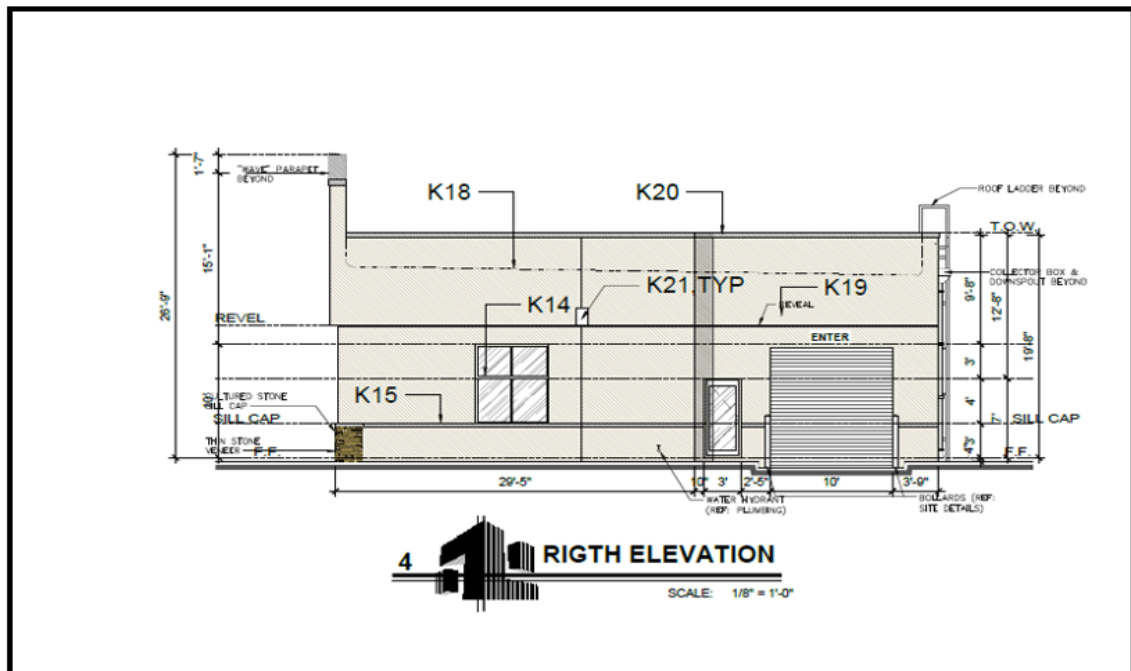
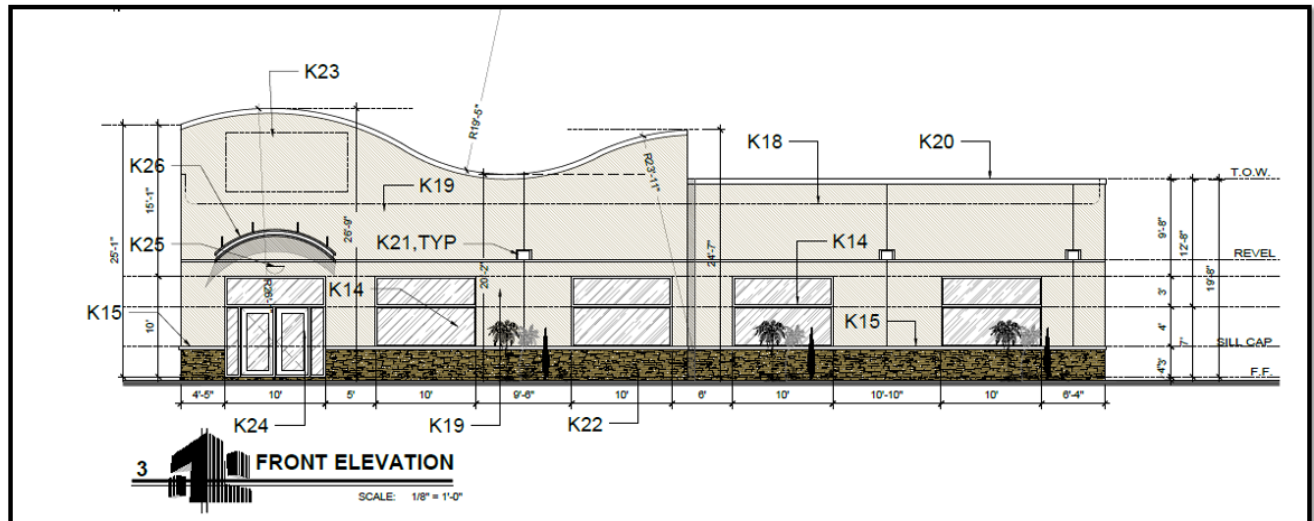
## Detailed Site Development Plan





# ATTACHMENT 2

## Elevations



# ATTACHMENT 3

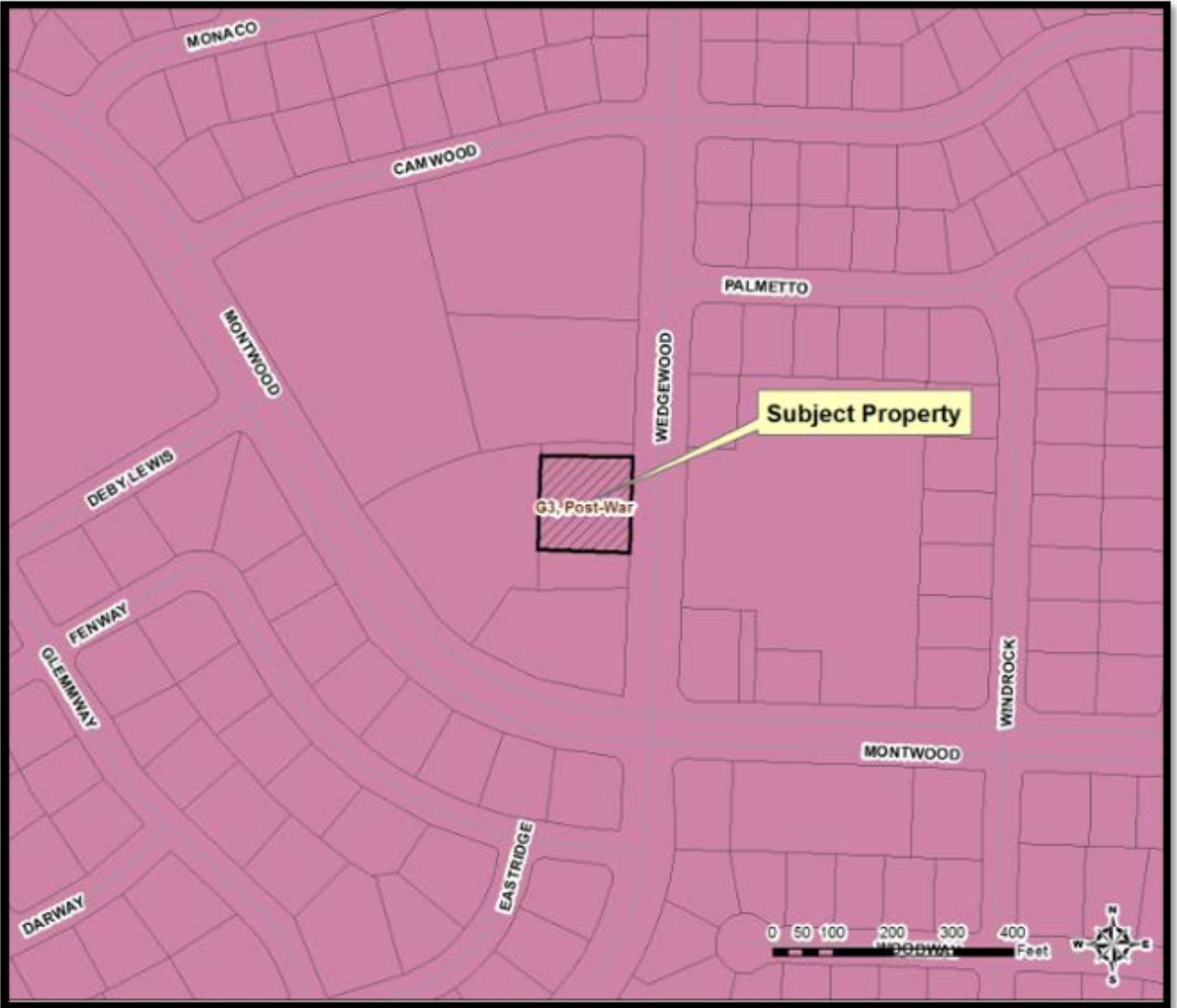
## Zoning Map





# ATTACHMENT 4

Future Land Use Map



# **ATTACHMENT 5**

## Department Comments

### **Planning and Inspections Department- Planning Division**

No objections to rezoning.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

### **Planning and Inspections Department - City Development & Permitting- Landscape**

No objections to proposed site plan.

Note: The plan meets landscape requirements under the provisions for street orientated buildings. At the time of submittal for building permits the project will need to comply with all applicable provisions of the IBC, TAS and local municipal code.

### **Planning and Inspections Department - Land Development**

No objections to rezoning.

Note: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that storm-water is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

### **Sun Metro:**

Sun Metro does not oppose this request.

Note: Sun Metro route 52 provides service along Wedgewood with a bus stop abutting the subject property.

Coordination with Sun Metro planning is required during the construction phase to mitigate any impacts to transit services or bus stop.

### **Fire Department**

No objections to rezoning.

### **Police Department**

El Paso Police Department has no objections.

### **TxDot**

No comments for re-zoning. Development is not abutting TxDOT Right of Way.

### **El Paso Water Utilities**

We have reviewed the property described above and provide the following comments:

1. EPWater does not object to this request

### **Water**

2. Along Wedgewood Drive between Montwood Drive and Palmetto Street there is an existing twelve ( 12 ) inch diameter water main. This main is available for service.

3. Previous water pressure readings conducted on fire hydrant number 1525 located at the corner of Wedgewood Drive and Montwood Drive have yielded a static pressure of 80 pounds per square inch (psi), residual pressure of 78 psi, discharge of 1,007 gallons per minute (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

**Sanitary Sewer:**

4. Along Wedgewood Drive between Montwood Drive and Palmetto Street there is an existing fifteen ( 15 ) inch diameter sanitary sewer main. This main is available for service.

**General:**

5. As per EPWater-PSB records, 2115 Wedgewood Drive has a single two ( 2 ) inch diameter water service and a single sanitary sewer service.
6. Application for additional water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

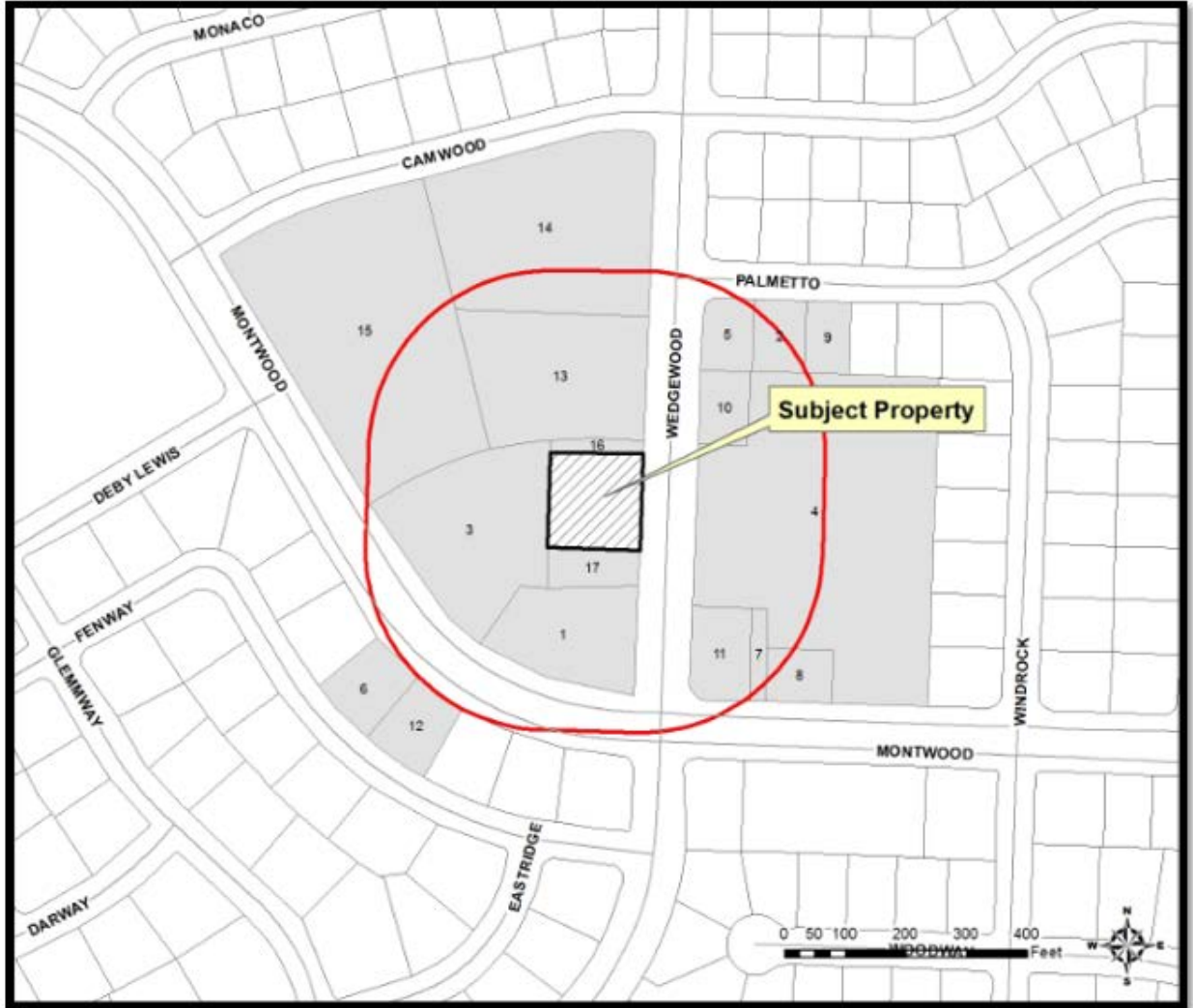
**Stormwater:**

We have reviewed the property described above and provide the following comments:

7. EPW-Stormwater Engineering reviewed the property described above and has no objections to the request. However, we recommend using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

# ATTACHMENT 6

## Notification Map



# ATTACHMENT 7

## Special Contract Ordinance No. 3493

3493

AN ORDINANCE CHANGING THE  
ZONING OF LOT C, BLOCK 79,  
EASTWOOD HEIGHTS UNIT L,  
THE PENALTY BEING AS PROVIDED  
IN SECTION 25-16 OF THE EL PASO  
CITY CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Lot C, Block 79, Eastwood Heights Unit L  
be changed to C-1 within the meaning of the Zoning Ordinance, and the  
zoning map of the City be revised accordingly.

PASSED AND APPROVED this 7th day of April,  
1966.

J. Williams  
Mayor

ATTEST:

J. Williams  
City Clerk

122.2949

I HEREBY CERTIFY THE FOLLOWING ZONING MAP

4/10/66  
4/11/66  
4/11/66  
4/11/66

CONTROL

Ernest J. Gandy

Was A-2 Sheet 34

2-4000 x 100'

100' x 100'

100' x 100'

100' x 100'

100' x 100'

3493

David Gandy

4/11/66

3493



RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Mayor be authorized to sign a contract with Texas Homes, Inc., placing restrictions on property owned by Ordinance No. 3493.

ADOPTED this 16th day of April, 1966.

*J. Williams*  
Mayor

ATTEST:

*R. H. Stahl*  
City Clerk

OK / 08

CONTRACT

This contract, made this 6 day of April, 1966, by and between Texas Homes, Inc., a corporation, hereafter called Texas Homes, and the City of El Paso, hereafter called City, witnesses:

Application has been made to the City Council for rezoning Lot C, Block 79, Eastwood Heights Addition Unit L, to the City of El Paso. In order to remove certain objections to such rezoning, Texas Homes agrees that if such property is rezoned to C-1, the property will be subject to the following:

- (1) A five-foot rock fence shall be erected along the common boundary of Eastwood Heights Unit C and Eastwood Heights Unit L in Block 79.
- (2) The following businesses shall not be established or operated on this property:
  - (a) A neighborhood drive-in grocery.
  - (b) A drive-in which serves food and beverages such as the Local Oasis or A & W Root Beer stands.
  - (c) A package liquor store.

This contract constitutes restrictions, conditions and covenants running with the land, and a charge and servitude thereon, and shall bind Texas Homes and its successors in title. Any future conveyance of the land shall embody this contract by express reference.

The City may enforce this contract by injunction or any other legal or equitable remedy. The City Council of said City may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

Witness the following signatures and seals:

TEXAS HOMES, INC.

ATTORNEY:

Joyce M. Lee  
Secretary

[Signature]  
Executive Vice President

3493

THE CITY OF EL PASO

by Judson F. Williams  
Mayor

ATTEST

As Habi Q  
City Clerk

THE STATE OF TEXAS )  
COUNTY OF EL PASO )

Before me, the undersigned authority, on this day personally appeared HARRY W. BUCKLEY, Executive Vice President of TEXAS HOMES, INC., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged before me that the same was the act of said corporation and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and official seal this 6 day of April, 1944.

John H. Lee  
Notary Public in and for El Paso County, Texas.

THE STATE OF TEXAS )  
COUNTY OF EL PASO )

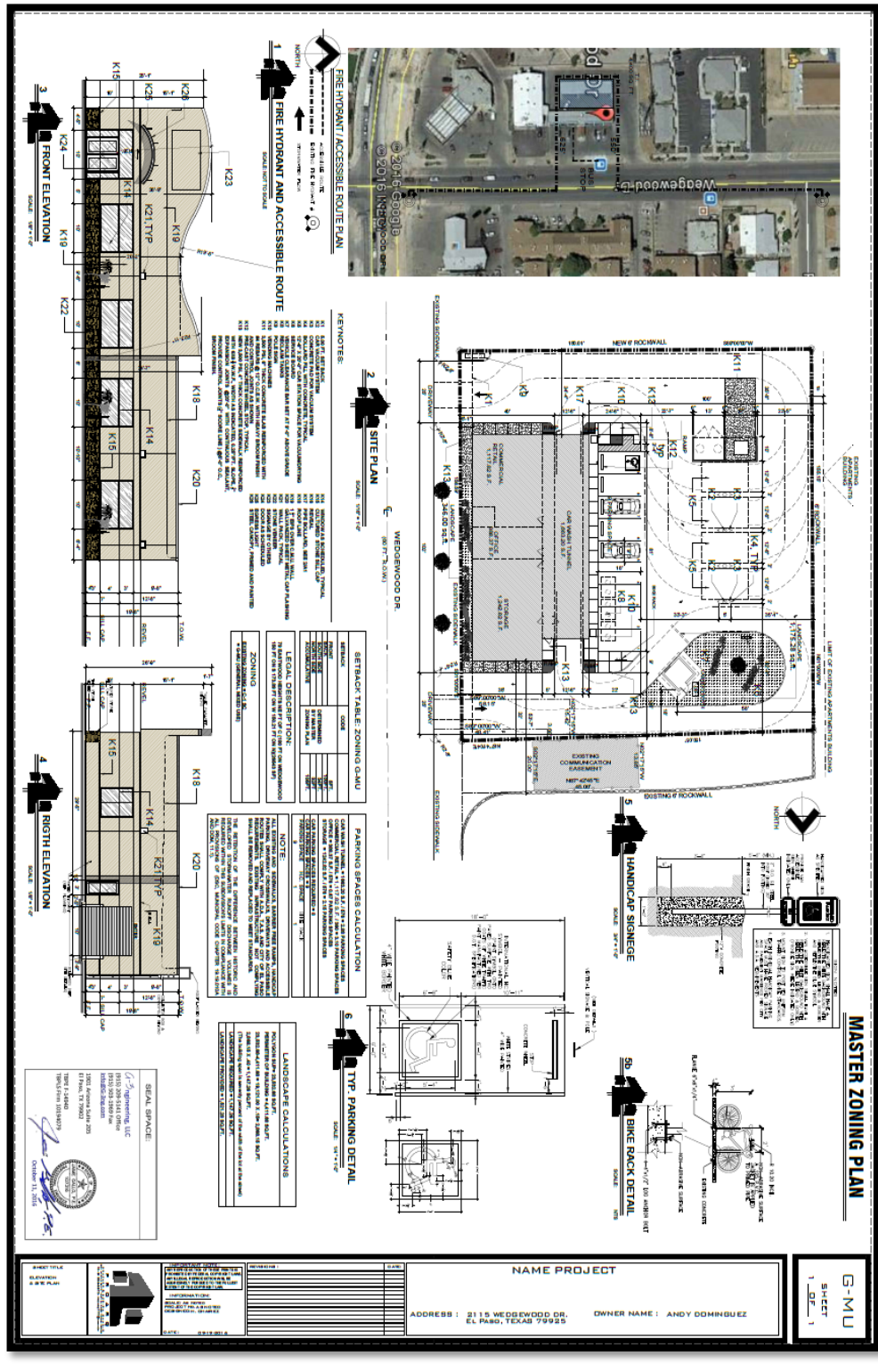
Before me, the undersigned authority, on this day personally appeared JUDSON F. WILLIAMS, Mayor of the City of El Paso, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that he had executed the same for the purposes and consideration and in the capacity therein expressed, and as the act and deed of the City of El Paso.

Given under my hand and official seal this 7 day of April, 1944.

William L. Ruppert Jr.  
Notary Public in and for El Paso County, Texas.

# ATTACHMENT 8

## MZP



# **ATTACHMENT 9**

## **MZP Report**

**Master Zoning Plan for a  
General-Mix Use District  
at  
2115 Wedgewood  
El Paso, Texas 79925**

**Dominguez Properties, LTD  
1608 Billy Casper  
El Paso, Texas 79936  
(915) 858-6755**

**November 15, 2017**



## **I. Purpose and Intent:**

The purpose and scope of this General Mixed Use (G-MU) project and the accompanying Master Zoning Plan (MSP) is to develop and strengthen the existing neighboring community located in the east side area of the City.

Explained below is a summary of the existing development and the proposed mixed land uses that make this project unique and enhances the neighborhood:

- The existing self-serve car wash was built in 1987. The property is zoned C-1 and is surrounded by C-1 zoning districts to the north, south, east and the west. Adjacent and to the east is a split zoned property with A-2 and C-1 zoning districts. However, the C-1 area is the zoning district abutting the subject property.
- The 0.54 acre property is located at 2115 Wedgewood near a major intersection Montwood and Wedgewood. This project will enhance the neighborhood; promote walkable communities and adhere to the City of El Paso Municipal Code
- The owner proposes to demolish the existing car wash and construct a new state of the art machine car wash. In addition, the G-MU will include retail and office land uses. This new development will bring cohesiveness and a friendlier environment to the area making the new land uses easy and accessible in accordance with the Long Range Comprehensive Plan.

These Objectives will be followed with these outlined initiatives:

- Accommodate an innovative designed project that promotes general mixed use walk up retail, office and full service automatic car wash system.
- Demolish the existing self-serve car wash with vacuum equipment near the apartments to the rear of the property and construct towards the front of property along Wedgewood.
- Provide a variety of buildings differing in land uses such as retail, commercial, offices, and automatic car wash system
- New land uses promote walkability that will enhance and add to the existing land uses and promote public transportation and pedestrian linkages.
- Demonstrate that these trends of using mixed land uses are economically and socially feasible in El Paso.

## II. Objective:

- This G-MU District will accommodate an innovative walk up retail, commercial and professional office land uses applying smart code development standards such as the building being built up to the front of the property and the parking in the interior.

## III. Characteristics:

- **Description:** The development will take an existing and unsightly self-serve car wash land use and add a new and modern building to the 0.54 acre property.
- **Land Uses:** There will be a new automatic car wash tunnel building and an adjacent new building for retail, commercial, and office land uses. The automatic car wash tunnel will be 1,663.20 square feet. The retail and commercial area will be 1,117 square feet, new office land use will be 388.37 square feet plus 1,242.82 square feet of storage.
- **Access:** There will be access limited and exclusively only along Wedgewood Street.
- **Setbacks:** There will be a 100 ft. setback from the rear property line to the beginning of the automatic car wash tunnel as required by code. In order to mitigate any adverse effects to the apartment complex, a six-foot rock wall will be constructed to the rear of the property, although not required by code, since the subject property and the adjacent property zoning districts are both C-1.

Set Backs G-MU	Needed	Proposed
Front Yard	Determined by MZP	5 ft.
Rear Yard	Determined by MZP	100 ft.
Side Yard	Determined by MZP	N/A
Cumulative	Determined by MZP	105 ft.

- **Landscaping:** Landscaping will be provided along Wedgewood and other areas requiring 1,147.26 SF by code but providing a total of 1,521.28 SF.
- **Parking:** There will be full compliance with parking requirements for the various mixed land uses in the development. The total amount of parking required for all the various land uses and the number of buildings is 8.8 parking spaces. The total number of parking spaces provided are 9 which

includes 8 regular size parking spaces plus one handicap in addition to the 3 space bike rack.

PARKING SUMMARY		
Land Use	Square Feet	Required Parking
Car Wash Tunnel	1,663.2 SF	2.88
Commercial Retail	1,117.82 SF	3.10
Office	388.37 SF	0.67
Storage	1,242.82 SF	2.15
<b>TOTAL PARKING REQUIRED</b>		<b>8.8</b>
<b>TOTAL PARKING PROVIDED</b>		<b>9</b>
3- BIKE RACK		1

- **Phasing:** There will no phasing of this project.

2115 Wedgewood Mixed Use Proposed Use and Percentages		
Land Use	Total Sq. Ft.	Percentage
Carwash Tunnel	1,663.20 sf	0.0707 %
Retail / Commercial	1,117.82 sf	0.0475 %
Office	388.37 sf	0.0165 %
Storage	1,242.82 sf	0.0528 %
Landscape	8,898 sf	0.3783 %
Parking/Ramp/Bike Rack	1,821.24 sf	0.0774 %
Driveways/Other/Misc	8,390.95 sf	0.3567 %
<b>Total Square Feet</b>	<b>23,522.40 sf</b>	<b>100.00 %</b>

#### IV. Relationship with Plan for El Paso:

- The 0.54 acre property, once redeveloped, will be in conformance with the Plan for El Paso. The light retail, office, and commercial land uses being planned, in addition to incorporating smart code development standards, will enhance the neighborhood's economic and social vitality.
- This General Mix Use rezoning request will allow various land uses contribute to the start to be a work/live community encouraging walking instead of driving.

2115 Wedgewood Mixed Use Table					
Use	Minimum Area	Set backs			Maximum Building Height
		Front	Back	Side	
<b>Commercial Uses</b>					
Art Gallery	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Arts and Crafts School	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Bakery	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Book Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Boutique	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Barber Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Beauty Salon	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Clinic	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Courier & Message Center	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Coin-operated Vending machines (indoor)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Convenience Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Dance & Music Studio	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Drug Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Dry-Cleaners	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Laundromat, laundry	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Locksmith	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Shoe repair	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Flower shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Hobby Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Music Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Office, Business	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Office, Medical	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Office, Professional	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Other Retail (low volume)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Pet Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Pharmacy	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Photography Studio	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Print and Copy Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
PWSF Ground/Roof Mounted	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Restaurant (sit down)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Shopping Center, Community	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Self-Storage	100 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.
Specialty Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	19.8 Ft.